



City of Richmond

City Hall
Richmond VA, 23219
(p) 804.646.6304
(f) 804.646.5789

Meeting Minutes Planning Commission

Monday, September 18, 2023

1:30 PM

5th Floor Conference Room

To access the meeting via Microsoft Teams: <https://tinyurl.com/CPC-18-Sept-2023>

This meeting was held in-person in the 5th Floor Conference Room of City Hall at 900 East Broad Street in Richmond, Virginia 23219. While all Planning Commissioners and staff attended the meeting in-person, citizens were able to participate in the meeting virtually.

Citizens were encouraged to provide their comments in writing to PDRLandUseAdmin@rva.gov in lieu of speaking through audio or video means during the meeting. All written comments received via email prior to 10:00 a.m. on the day of the meeting were provided to all members of the Planning Commission prior to the beginning of the meeting and will be included in the record of the meeting.

Call To Order

Mr. Poole called the meeting to order at 1:30 pm.

Roll Call

Ms. Sharon Ebert attended the meeting as designee for Commissioner Lincoln Saunders.

- **Present** 7 - * Commissioner Burchell Pinnock, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Samuel Young, * Commissioner Rebecca Rowe, * Commissioner Lincoln Saunders, * Commissioner Rodney Poole, and * Commissioner Dakia K. Knight
- **Absent** 2 - * Commissioner Vivek G. Murthy, and * Commissioner Andreas Addison

Chair's Comments

Mr. Poole presented Maritza Mercado Pechin, Deputy Director of the Office of Equitable Development, with a resolution of appreciation for her time and service at the City of Richmond.

1. **CPCR.2023.0** Resolution of Appreciation for Maritza Pechin
24

Approval of Minutes

2. [PDRMIN](#)
[2023.020](#) Draft CPC Minutes - August 21, 2023

A motion was made by Commissioner Young, seconded by Commissioner Rowe, that the minutes for the August 21, 2023 meeting be adopted.

Aye -- 5 - * Commissioner Burchell Pinnock, * Commissioner Samuel Young, * Commissioner Rebecca Rowe, * Commissioner Rodney Poole and * Commissioner Dakia K. Knight

Abstain -- 2 - * Commissioner Elizabeth Hancock Greenfield and * Commissioner Lincoln Saunders

3. [PDRMIN 2023.021](#) Draft CPC Minutes - September 5, 2023

A motion was made by Commissioner Pinnock, seconded by Commissioner Greenfield, that this PDR Minutes be adopted. The motion carried by the following vote:

Aye -- 5 - * Commissioner Burchell Pinnock, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Samuel Young, * Commissioner Rebecca Rowe and * Commissioner Dakia K. Knight

Abstain -- 2 - * Commissioner Lincoln Saunders and * Commissioner Rodney Poole

Director's Report

Director Vonck also took a moment to thank Ms. Pechin for the work she has done for the City of Richmond.

Council Action Update

Alyson Oliver, Planning Commission Secretary, provided an update on actions take at the September 11, 2023 City Council meeting.

Consideration of Continuances and Deletions from Agenda

4. [ORD. 2022-191](#) To repeal ch. 16, art. II (§§ 16-19-16-31) of the City Code; to amend ch. 30, art. VI, div. 10.1 by adding therein a new section 30-691.1:1, concerning definitions for the Affordable Dwelling Unit Density Program; and to amend City Code §§ 30-691, 30-691.1, 30-691.2, 30-691.3, 30-691.4, 30-691.6, 30-691.7, 30-691.8, 30-691.9, 30-691.11, for the purpose of revising the Affordable Housing Dwelling Unit Density Program as authorized by Va. Code § 15.2-2305.1.

A motion was made by Commissioner Greenfield, seconded by Commissioner Knight, that this ordinance be continued to the November 20th, 2023 meeting of the Planning Commission. The motion carried unanimously.

5. [ORD. 2022-205](#) To amend Ord. No. 2000-410-2001-10, adopted Jan. 8, 2001, as previously amended by Ord. No. 2001-220-231, adopted Jul. 23, 2001, and Ord. No. 2017-242, adopted May 29, 2019, which approved the "Shops at Stratford Hills Community Unit Plan," for the purpose of increasing the area subject to the community unit plan by 2.85 acres to 67.4± acres and modifying the development standards, under certain terms and conditions. (4th District)

A motion was made by Commissioner Pinnock, seconded by Commissioner Greenfield, that this ordinance be continued to the October 16, 2023 meeting of

the Planning Commission. The motion carried unanimously.

- 6. [CPCR.2022.083](#) RESOLUTION OF THE RICHMOND CITY PLANNING COMMISSION APPROVING AN AMENDMENT TO THE SHOPS AT STRATFORD HILLS PRELIMINARY COMMUNITY UNIT PLAN, FOR THE PURPOSE OF INCREASING THE AREA SUBJECT TO THE COMMUNITY UNIT PLAN BY 2.85 ACRES TO 67.4± ACRES AND MODIFYING THE DEVELOPMENT STANDARDS

A motion was made by Commissioner Pinnock, seconded by Commissioner Knight, that this ordinance be continued to the October 16th, 2023 meeting of the Planning Commission. The motion carried unanimously.

Aye -- 7 - * Commissioner Burchell Pinnock, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Samuel Young, * Commissioner Rebecca Rowe, * Commissioner Lincoln Saunders, * Commissioner Rodney Poole and * Commissioner Dakia K. Knight

Consent Agenda

A motion was made by Commissioner Greenfield, seconded by Commissioner Rowe, that the consent agenda be adopted, as presented. The motion carried unanimously.

Aye -- 7 - * Commissioner Burchell Pinnock, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Samuel Young, * Commissioner Rebecca Rowe, * Commissioner Lincoln Saunders, * Commissioner Rodney Poole and * Commissioner Dakia K. Knight

The Consent Agenda items were considered by the Commission as a group, and there was a single combined public hearing held for all items listed on the Consent Agenda.

During the public hearing, no one spoke on any items listed on the consent agenda.

- 7. [ORD. 2023-249](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to accept funds in the total amount of \$1,488,000.00 from the Virginia Department of Transportation, to amend Ord. No. 2023-073, adopted May 8, 2023, which accepted a program of proposed Capital Improvement Projects for Fiscal Year 2023-2024 and the four fiscal years thereafter, adopted a Capital Budget for Fiscal Year 2023-2024, and determined a means of financing the same, by (i) establishing a new project for the Department of Public Works in the Transportation category called the “Automated Traffic Signal Performance Measures” project and (ii) increasing estimated revenues from the funds received from the Virginia Department of Transportation and the amount appropriated to the new Department of Public Works’ Automated Traffic Signal Performance Measures project in the Transportation category by \$1,488,000.00, all for the purpose of funding the implementation of an Automated Traffic Signal Performance Measures project to provide traffic data collection devices at certain signalized intersections.

This item was recommended for approval.

8. [ORD. 2023-250](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to accept funds in the total amount of \$270,994.00 from the Virginia Department of Transportation, to amend Ord. No. 2023-073, adopted May 8, 2023, which accepted a program of proposed Capital Improvement Projects for Fiscal Year 2023-2024 and the four fiscal years thereafter, adopted a Capital Budget for Fiscal Year 2023-2024, and determined a means of financing the same, to appropriate the increase to the Fiscal Year 2023-2024 Capital Budget by increasing estimated revenues and the amount appropriated to the Department of Public Works' Complete Streets Project in the Transportation - G.O. Bonds category by \$270,994.00, for the purpose of providing funding for the Arthur Ashe Boulevard and Richmond Highway resurfacing projects.

This item was recommended for approval.

9. [SUBD 2023.008](#) Subdivision Exception Request for 901 Norton Street, per Sec. 25-219 of the Subdivision Ordinance.

This item was approved.

Regular Agenda

10. [ORD. 2023-196](#) To amend and reordain City Code §§ 30-402.2, 30-411.3, 30-412.2, 30-413.3, 30-413.13, 30-414.2, 30-416.2, 30-418.2, 30-419.4, 30-420.2, and 30-426.2, all concerning permitted accessory uses and structures in certain zoning districts, and § 30-1040.3, concerning additional exceptions granted by the Board of Zoning Appeals; and to amend ch. 30, art. XII of the City Code by adding therein a new § 30-1220.31:1, concerning certain definitions.

Director Vonck provided an overview of this paper.

Following the presentation, members of the Planning Commission asked clarifying questions regarding the details of the proposed ordinance, including details on previously approved Special Use Permits for ADUs, details on the results of those surveyed during the public outreach process, and the specifications of what types of requests for relief from the ordinance provisions might be heard by the Board of Zoning Appeals.

Mr. Poole opened the public hearing.

Monica Esparza spoke in opposition to this request, citing concerns with parking and absentee landlords.

Joh Gehlbach spoke in favor of the ordinance, on behalf of the Richmond Association of Realtors.

Seeing no one else wishing to speak, Mr. Poole closed the public hearing.

Following brief discussion, a motion was made by Commissioner Young, seconded by Commissioner Knight, that this ordinance be recommended for approval. The motion carried unanimously.

11. [ORD.
2023-243](#)

To authorize the special use of the property known as 2200 Ingram Avenue for the purpose of a residential development, upon certain terms and conditions. (8th District)

Shaianna Trump, Associate Planner, gave an overview of this request.

The applicant, Brian Jackson (Oakgrove Partners), provided the Planning Commission with additional information on the proposed development, including an overview of the public outreach that has been conducted, as well as the proposed site improvements and amenities.

Members of the Planning Commission asked Mr. Jackson to provide additional information affordability and tenant selection.

Mr. Poole opened the public hearing.

Charles Snelling spoke in favor of the proposal, on behalf of the Oakgrove Neighborhood Association.

Bishop Earnest Moore spoke in support of the proposal.

Robert Winfree spoke in support of the proposal.

Charles Willis, President of the Richmond Highway Neighborhood Civic Association, spoke in favor of the proposal, citing potential benefits to the community.

Dale Alexander spoke in favor of the proposal.

Barbara Goode, President of the Oakgrove Civic Association, spoke in opposition to the request, requesting more time so that the neighbors can get additional details on the proposal.

Frank Wilson spoke in opposition to the request, noting that the community has not had enough time to provide feedback and expressing concerns with traffic.

Joe Brancoli spoke in opposition to the request as representative to the Falls of the James River Sierra Club. Mr. Brancoli stated that he supports the neighbors' requests for additional time to consider the proposal.

Louise McQueen spoke in opposition to the request, citing concerns about density.

Monica Esparza spoke in opposition to the request, requesting additional time for more engagement with the community.

Amelia Likener spoke in opposition to the request, requesting additional time to work with the community.

Seeing no one else wishing to speak, Mr. Poole closed the public hearing.

Following the motion, several members of the Planning Commission expressed their

support for the proposal.

A motion was made by Commissioner Young, seconded by Commissioner Greenfield, that this ordinance be recommended for approval. The motion carried unanimously.

Upcoming Items

Ms. Oliver gave a brief overview of the items that will be on the October 2, 2023 Planning Commission agenda.

Adjournment

Mr. Poole adjourned the meeting at 3:32 pm.